

84 acres/33.9 hectares

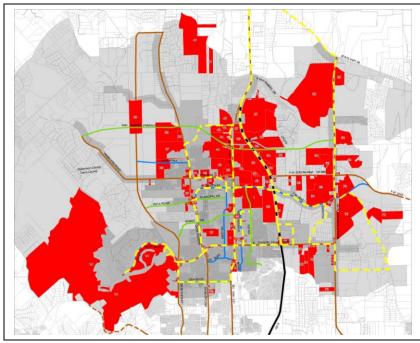
183-A is 1.6 miles/2.6 kilometers west

Utilities

Greenfield with residential/office

Zoning - Single Family Suburban

Mr. Joseph Greene Reunion Development Group 17601 Ronald W. Reagan Blvd. Leander TX 78641-1671 (512) 259-4959 phone (512) 259-8988 facs joseph@reuniondg.com www.reuniondg.com



Property								
Total Acreage: 84 acres/33.9 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. K & P				
Location								
City: Leander	County: Williamson							
Address/Directions: Northwest north of FM 2243.	Corner of R	onald W.	Reagan Blvd.	. (aka: Parme	r Lane) ar	nd CR 269, a	approx	. 3,100 feet/944.8 meters
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.6 miles/2.6 kilometers Distance to Interstate Highways: 8 miles/12.9 kilometers				Type of Zoning: General Commercial (GC-3-C) along frontage, remainder not within city limits.				
General Site Information								
Previous Use of Site: Exotic animal ranch and residence				General Condition: Excellent		Dimensions: 1,262 x 958 feet/385 x 292 meters		
Soil Composition (based upon U Soil Survey of Williamson Count Eckrant-Georgetown: Very shall calcareous and noncalcareous, s formed in indurated fractured lin percent slopes	y, Issued Ja ow to mode stony, cobb	anuary of erately dealy and loa	1983): ep, amy soils	Shrink/Swel corrosion for concrete	I Capacity or uncoate	y: Moderate ed steel and	e with I	moderate risk of n risk of corrosion for
Adjoining Acreage Available: Ye	Can Site Be Divided:		Yes	es Lot S		Size: Negotiable		
Improvements				Name of Rai	Iroad: U	nion Pacific	South	pern Pacific Canital Metr
Road Distance to Rail: 2.6 miles/4.2 kilometers				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Grass field runway immediately north, great corporate location with accessibility				
Fenced: Yes				Landscaped: Yes				
Located within an Industrial Park: No				Type of Business: Office/Retail				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of inch			Size of Neare & 20.3 cm e: 65 psi/448	est Line: 2 & 8		Sewer - Size of Nearest Line: 8 &10 inch/20.3 & 25.4 cm		
lectric Service: Pedernales lectric Cooperative (PEC)		330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		8 inch/20.3 cm		Pressure: Intermediate Pressure on Crystal Falls Pkwy. at Leander High School approximately two-miles/3.2 km west to first #10 location		
Telecommunication Service: Phone: (5 AT&T and/or SuddenLink (979) 595-		512) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (512) 259			709	Facs: (512)	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Joseph Greene Phon	e: (512) 259-4959		Facs: (512)	259-8988	Email: joseph@reuniondg.c		.com	Web Site: http://www.reuniondg.com
Sales Price: Negotiable, Owner Financing Available				Lease Price: Not Applicable				
Comments: Over 2,500 feet/762 i	neters of fr	ontage on	Parmer Land	e/Ronald W. R	eagan Bl	vd. and 1,50	0 feet/	457 meters of frontage o